

GRASSLAND RESERVE PROGRAM - TENNESSEE
RANKING CRITERIA – EASEMENT OPTIONS -FY 2004
 PERMANENT, 30-YEAR EASEMENT

- OFFERED LAND MUST BE IN A 40-ACRE OR LARGER CONTIGUOUS BLOCK OF GRASS.
- CIRCLE ONLY ONE SCORE WITHIN EACH OF ITEM NUMBERS I-X (BOLD).
- PREDOMINANCE (MAJORITY) IS DEFINED AS MORE THAN 50%.
- DISTANCE MEASURES BASED ON AERIAL PHOTO AND NEAREST POINT IN OFFER.
- **LAND WITHIN CORPORATE CITY LIMITS IS NOT ELIGIBLE FOR EASEMENTS.**

LANDOWNER _____ COUNTY _____ TRACT NO. _____ DATE _____

ITEM _____ SCORE _____

I. LENGTH OF EASEMENT

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| A. PERMANENT. | 5 |
| B. 30-YEAR EASEMENT; NON-USDA EASEMENT EXTENSION PROVIDED. | 3 |
| C. 30-YEAR EASEMENT. | 1 |

II. POTENTIAL RISK FOR OFFER TO BE DEVELOPED IN NEAR FUTURE

- A. MAJORITY OF OFFER HAS NO DEVELOPMENT LIMITATIONS LISTED IN ITEM C; AND HIGH RISK BASED ON DISTANCE TO ONE OR MORE OF THE FOLLOWING:

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| • SUBDIVISION OR CLUSTER DEVELOPMENT OF AT LEAST TEN(10) HOUSES. | |
| • SUBDIVIDED FARM WITH AT LEAST 10 PARCELS FOR SALE. | |
| • EXISTING FOUR LANE HIGHWAY (EXCLUDING THE INTERSTATE SYSTEM). | |
| • CITY LIMIT OR UNINCORPORATED TOWN BOUNDARY. | |
| • CITY SEWER LINES. | |
| 1. WITHIN 0.5 MILE | 35 |
| 2. FROM 0.5 TO 2 MILES | 25 |
| 3. FROM 2 TO 5 MILES | 15 |

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| B. <u>MAJORITY OF OFFER HAS NO DEVELOPMENT LIMITATIONS (ITEM C) ; MEDIUM RISK BASED ON POPULATION GROWTH. OFFER WITHIN BLEDSOE, CHEATHAM, CUMBERLAND, DAVIDSON, HAMILTON, HICKMAN, JEFFERSON, JOHNSON, KNOX, LOUDON, MACON, MAURY, MEIGS, MONROE, MONTGOMERY, ROBERTSON, RUTHERFORD, SEQUATCHIE, SEVIER, SHELBY, SMITH, STEWART, SUMNER, TIPTON, UNION, WILLIAMSON, WILSON.</u> | 5 |
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| C. LOW RISK AREAS: OFFERS WHERE THE <u>MAJORITY</u> OF THE OFFER HAS ANY OF THE FOLLOWING DEVELOPMENT LIMITATIONS ALONE OR IN COMBINATION: | 0 |
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- CAPABILITY CLASS IIIW OR WETTER SOILS.
- IN 100-YEAR FLOODPLAIN OR PREDOMINANTLY FREQUENTLY FLOODED SOILS.
- E-SLOPES OR STEEPER IN MIDDLE/WEST TN; D-SLOPES OR STEEPER IN EAST TN.
- SOILS UNSUITABLE FOR SEPTIC SYSTEMS.

III. POTENTIAL FOR OFFER TO BE CONVERTED TO CROPLAND

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| A. PREDOMINANCE OF OFFERED ACRES IN LAND CAPABILITY CLASS I OR II. | 15 |
| B. PREDOMINANCE OF OFFERED ACRES IN LAND CAPABILITY CLASS III. | 10 |
| C. PREDOMINANCE OF OFFERED ACRES IN CAPABILITY CLASS IV OR ABOVE. | 0 |

<u>ITEM (CONT.)</u>	<u>SCORE</u>
IV. PLANT DIVERSITY	
A. OFFER CONSISTS OF NATIVE GRASS/FORB/SHRUB SPECIES, OR WILL BE CONVERTED TO NATIVE GRASSES (NO MORE THAN 10% INTRODUCED GRASSES).	3
B. PREDOMINANTLY 3 OR MORE INTRODUCED GRASS SPECIES.	1
C. PREDOMINANTLY 1-2 INTRODUCED GRASS SPECIES.	0
V. HABITAT DIVERSITY (SMALLER SIZE = HIGHER INTERSPERSION POTENTIAL)	
A. AVERAGE CONTIGUOUS AREA IN OFFER 40-60 ACRES.	2
B. AVERAGE CONTIGUOUS AREA IN OFFER 61-80 ACRES.	1
C. AVERAGE CONTIGUOUS AREA IN OFFER >80 ACRES.	0
VI. LOCATION SIGNIFICANCE (GRASSLAND PRIORITY AREAS)	
A. OFFER IS <u>OR WILL BE RESTORED TO NATIVE GRASSES AND IS LOCATED IN:</u>	10
<ul style="list-style-type: none"> • BARRENS AREA (COFFEE, WARREN, CANNON, DEKALB, MONTGOMERY, ROBERTSON, SUMNER). • CENTRAL BASIN GLADES AND BARRENS (RUTHERFORD, WILSON, DAVIDSON, BEDFORD, MARSHALL, MAURY, GILES, LEWIS). • WESTERN BARRENS (DECATUR, MCNAIRY, HARDEMAN, HENRY, PERRY, WAYNE). • RIDGE AND VALLEY BARRENS (ROANE, ANDERSON). 	
B. OFFER IS <u>ANY GRASSLAND</u> AREA ADJACENT TO PROTECTED PUBLIC LANDS (WRP EASEMENTS, WMA'S, NWR'S, STATE FORESTS, STATE PARKS, ETC.).	5
C. ALL OTHER AREAS.	0
VII. GRAZING MANAGEMENT	
A. OFFER IS UNDER PROPER DOMESTIC LIVESTOCK GRAZING SYSTEM (GRAZE HEIGHT ABOVE 3 INCHES, OR <75% OF CARRYING CAPACITY).	5
B. OFFER PREDOMINANTLY NATIVE GRASSES AND MANAGED FOR WILDLIFE.	5
C. OFFER CURRENTLY STOCKED AT 75%-100% OF CARRYING CAPACITY.	2
D. OFFER OVERGRAZED, UNGRAZED (IDLE), OVERSTOCKED, OR ONLY HAYED.	0
VIII. OPERATION AND MAINTENANCE POTENTIAL	
A. LOW OPERATION AND MAINTENANCE REQUIREMENTS EXPECTED.	2
Existing ponds; alternative water sources instead of live streams (if grazed), AND No significant sedimentation, contaminants expected to influence site, AND Site is outside of a floodplain (lower potential-woody invasion).	
B. OFFER IS PREDOMINANTLY NATIVE GRASSES OR WILL BE RESTORED TO NATIVE GRASSES.	1
C. HIGH OPERATION AND MAINTENANCE REQUIREMENTS EXPECTED.	0
Livestock drinking water source includes live streams, OR Subject to contamination, OR Site is within a floodplain (higher potential-woody invasion).	

ITEM (CONT.) SCORE

IX. RESTORATION REQUIREMENTS

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| A. OFFER PREDOMINANTLY NATIVE GRASSES/FORBS REQUIRING NO RESTORATION, OR WILL BE RESTORED TO NATIVE GRASSES/FORBS. | 3 |
| B. OFFER PREDOMINANTLY INTRODUCED GRASSES. | 1 |
| C. OFFER PREDOMINANTLY CONSISTS OF WOODY PLANT ENCROACHMENT, NOXIOUS WEEDS, GULLIES, OR BARE GROUND. | 0 |

X. COST BENEFIT TO USDA

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| A. ESTIMATED EASEMENT OFFER LESS THAN \$2,000 PER ACRE. | 20 |
| B. ESTIMATED EASEMENT OFFER FROM \$2,000 TO \$3,999 PER ACRE. | 15 |
| C. ESTIMATED EASEMENT OFFER FROM \$4,000 TO \$5,999 PER ACRE. | 10 |
| D. ESTIMATED EASEMENT OFFER \$6,000 OR MORE PER ACRE. | 0 |

TOTAL SCORE _____

EXAMPLE OF CALCULATIONS TO DETERMINE THE ESTIMATED EASEMENT OFFER

PERMANENT EASEMENT

Appraisal #1; full market value - \$8,000 per acre
 Appraisal #2; grassland value - \$1,500 per acre

Estimated offer - \$6,500 per acre (\$8,000 - \$1,500) *LANDOWNER WOULD GET 0 POINTS*

30-YEAR EASEMENT

Appraisal #1; full market value - \$8,000 per acre
 Appraisal #2; grassland value - \$1,500 per acre

Estimated offer - \$1,950 per acre (30% of the difference between the appraisals; $0.3 \times (\$8,000 - \$1,500)$)

LANDOWNER WOULD GET 20 POINTS